

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

26th October 2017

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Liz Burns, Brenda Kersey, Jane Lay, David Major (Chairman), Robin Powell, Owen Roe (Vice-Chairman), Alison Ward, John Wyatt.

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 1st November 2017 at 7:30 pm when your presence is summoned for the purpose of transacting the business outlined below.

The press and public are welcome to attend the meeting.

Tim Perkins
Clerk to the Council

AGENDA

1. Apologies for Absence

To receive and accept apologies for absence.

2. Declarations of Interest

To receive declarations of interest in items on the agenda.

3. Public Participation

To note if any members of the public have requested to speak at this meeting, in accordance with the Parish Council's Public Speaking Arrangements.

4. Planning Decisions from Three Rivers District Council

To note the recent decisions as listed in Appendix A1.

5. Planning Applications as received from Three Rivers District Council

To comment on current planning applications as listed in Appendix B1 as well as planning applications with consultation deadline before the next meeting, as notified to members prior to the meeting.

6. Three Rivers District Council - Planning Committee

- i. To receive a report on the meeting held on 19th October 2017.
- ii. To confirm Members attendance at the above meetings on 16th November and 14th December 2017.

7. Appeals

To note the following against refusal of planning permission:

17/1057/FUL - Land adjoining Thistle Lodge Bedmond Road Abbots Langley Hertfordshire - Change of use of land and erection of three two storey dwellings consisting of one detached dwelling and a pair of semi-detached dwelling, including access, parking and landscaping.
Appeal ref: APP/P1940/W/17/3183388.

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17/0932/FUL - Rear of 4A School Mead Abbots Langley Hertfordshire WD5 0LB - Subdivision of the site and the construction of a detached dwelling fronting Gable Close with associated vehicular access, parking and landscaping. Appeal ref: APP/P1940/W/17/3184085.

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Planning applications decided by Three Rivers District Council
Reported on 1st November 2017

Appendix A1

1. **17/1748/FUL** ALPC meeting 20/09/2017
50 Lemonfield Drive Garston Watford Hertfordshire WD25 9TU - Single storey side and rear extension for Mr SS Bavishi.
ALPC Comment: No objections.
TRDC Decision: Permitted.
2. **17/1742/FUL** ALPC meeting 20/09/2017
7 Cardiff Way Abbots Langley WD5 0TT - Conversion of garages and alterations to fenestration for Mr Gerard Canisius.
ALPC Comment: No objections.
TRDC Decision: Approved.
3. **17/1735/FUL** ALPC meeting 30/08/2017
19 Wharf Way Hunton Bridge WD4 8FL - Loft conversion including front and rear roof lights for Mr Gareth Hulmes.
ALPC Comment: No objections.
TRDC Decision: Refused.
Reason: The proposed development would lead to a shortfall of parking provision and amenity space which would result in a significant increase in parking outside of the site to the detriment of highway safety, the character of the area and residential amenity. The development would therefore be contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).
4. **17/1308/FUL** ALPC meeting 19/07/2017
82A Toms Lane Kings Langley Hertfordshire WD4 8NL - Conversion of existing outbuilding into ancillary accommodation including side extension and alterations to roof for Mr and Mrs Milone
ALPC Comment: No objections to the conversion providing it is subordinate to the main dwelling and not ancillary accommodation as proposed.
TRDC Decision: Approved.
5. **17/1879/FUL** ALPC meeting 20/09/2017
70 Harlech Road Abbots Langley WD5 0BF - Installation of two ground floor flank windows for Mr & Mrs Stuart Twitchin.
ALPC Comment: No objections.
TRDC Decision: Approved.
6. **17/1811/LBC** ALPC meeting 20/09/2017
The Hollies 29 Upper Highway Abbots Langley Hertfordshire WD4 8PP - Listed Building Consent: Installation of metal hand rail for Mrs King.
ALPC Comment: No objections.
TRDC Decision: Approved.

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7. 17/1711/FUL ALPC meeting 30/08/2017
59 Tibbs Hill Road Abbots Langley WD5 0EE - Two storey side and single storey front and rear extensions; rear dormers; front roof lights; and alterations to fenestration for Mrs Kirtan Desai.
ALPC Comment: No objections.
TRDC Decision: Approved.
8. 17/1685/FUL ALPC meeting 20/09/2017
The Hollies 29 Upper Highway Abbots Langley Hertfordshire WD4 8PP - Installation of metal hand rail for Mrs P King.
ALPC Comment: No objections.
TRDC Decision: Approved.
9. 17/1589/FUL ALPC meeting 09/08/2017
37 Lemonfield Drive Garston WD25 9TP - Change of use to residential curtilage and erection of 2m high boundary treatment for Mr and Mrs Robert Young.
ALPC Comment: Members object to the proposed enclosure of the existing grass verge with a 2 metre fence which will obstruct the view of oncoming vehicles on this bend in the road opposite a children's play area and parking bays and also to the loss of an open green amenity space. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
TRDC Decision: Approved.
10. 17/1838/FUL ALPC meeting 20/09/2017
153 Toms Lane Kings Langley WD4 8PA - Single storey rear extension for Mr Crawley.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: The proposed single storey rear extension, in conjunction with the previous extensions and alterations would result in disproportionate additions over and above the size of the original dwelling. The proposed development would also spread development across the site and would cause harm to the openness of the Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness as such the proposal is contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the National Planning Policy Framework.
11. 17/1743/FUL ALPC meeting 20/09/2017
Leavesden Country Park College Road Abbots Langley Hertfordshire - Construction of single storey education building and landscaping works to Country Park including creation of a heritage trail with sculptures, remembrance garden and works to boundary treatment including installation of brick pier and railings along College Road for Mr Simon Green.
ALPC Comment: No objections. Members fully support this application.
TRDC Decision: Approved.
12. 17/1677/FUL ALPC meeting 30/08/2017
Land to the Rear of 16 Parnell Close Abbots Langley WD5 0DZ - Erection of log cabin for Mrs Slavi Dragosav.
ALPC Comment: No objections to the log cabin providing it is not used as residential and is subordinate to the main building, subject to the freeholders permission and not used for business purposes.
TRDC Decision: Approved.

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Planning applications to be considered on 1st November 2017

Appendix B1

1. **17/1987/FUL** Valid date: 04/10/2017
130 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LL - Front porch extension for Mr Tony Vodden.

2. **17/2123/FUL** Valid date: 09/10/2017
8 Burbridge Road Leavesden WD25 7NA - Installation of a window and door into the side wall of the garage for Mr & Mrs Khan.

3. **17/2132/FUL** Valid date: 05/10/2017
Paprika 15 High Street Bedmond WD5 0QP - First floor side extension and alterations to elevations of existing building for Mr Holloway.

4. **17/2150/FUL** Valid date: 12/10/2017
82 Trowley Rise Abbots Langley WD5 0LW - Demolition of existing garage and construction of single storey front extension and conversion of loft into habitable accommodation to include rooflights for Mrs Agnes Quinn.

5. **17/2121/FUL** Valid date: 13/10/2017
4 Hemsley Road Kings Langley WD4 8TD - Single storey rear extension for Mr & Mrs Brentnall.

6. **17/2109/FUL** Valid date: 16/10/2017
108 Hazelwood Lane Abbots Langley WD5 0HE - Demolition of existing single storey side extension and construction of new single storey side and rear extension for Mr Michael Monk.

7. **17/2105/FUL** Valid date: 16/10/2017
30 Hamilton Road Hunton Bridge WD4 8PZ - Single storey rear extension for Mr Alan Vessey.

8. **17/2151/FUL** Valid date: 12/10/2017
3 Coles Farm East Lane Abbots Langley Watford Hertfordshire WD25 0LJ - Single storey front extension for Mr Victor Silkin.

9. **17/2139/ADV** Valid date: 13/10/2017
Units 2 And 3 Abbotswood Park 3 Cunningham Way Leavesden Hertfordshire - Advertisement Consent: Non-illuminated fascia sign and installation of seven awnings for Mr Tekcan.

10. **17/2097/CLED** Valid date: 17/10/2017
Hunton Park Hotel Essex Lane Abbots Langley Kings Langley Hertfordshire WD4 8PN - Certificate of Existing Development: The erection of a marquee to the south of Hunton Park for Sairam Hotels Ltd.

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11. 17/2208/FUL

Valid date: 17/10/2017

75 Abbots Road Abbots Langley WD5 0BJ - First floor rear extension; single storey rear extension; front porch and alterations to external appearance of existing dwelling for Mr Tom Geard.

12. 17/2101/FUL

Valid date: 19/10/2017

3 Hilltop Road Kings Langley WD4 8NS - Part single, part two storey side extension, single storey rear extension and front porch for Mr L. Stockman.

13. 17/2186/FUL

Valid date: 18/10/2017

53-55 Cheshire Drive Leavesden WD25 7GP - Variation of Condition 7 (Affordable Housing) of planning permission 15/0436/FUL to allow for shared ownership affordable housing for Roger Mahoney.

14. 17/2138/FUL

Valid date: 20/10/2017

Unit 2-3 Abbotswood Park 3 Cunningham Way Leavesden Hertfordshire - Alterations to shop front including addition of awnings for Mr Tekcan.

15. 17/1972/FUL

Valid date: 20/10/2017

29 Cranefield Drive Garston Watford Hertfordshire WD25 9TX - Conversion of garage into habitable room for Mrs R Porter.

16. 17/2212/FUL

Valid date: 23/10/2017

158 Toms Lane Kings Langley WD4 8NZ - Demolition of existing garage and construction of single storey side and rear extension including alterations to existing conservatory and new hipped roof to porch for Mr Armando Benvenega.